



DANDEES CLOSE MARKFIELD



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- VERY WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING AND GARAGE
- BEAUTIFUL REAR GARDEN
- CONSERVATORY
- COUNCIL TAX BAND - B

Asking price £276,000

<https://www.judgeestateagents.co.uk>



Located within a Cul-De-Sac position comes offered for sale this immaculately presented two bedroom semi-detached Bungalow. This lovely home in brief benefits from an Entrance Porch, Entrance Hall, Living Room, Conservatory, Kitchen/Breakfast, Two Bedrooms and a Shower Room. From the rear there is an eye-catching very well planned and presented garden and from the front there is off road parking that leads to double gates that further leads alongside the property to a Garage. Vendor advises a new roof fitted was fitted in November 2022. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having a pantry cupboard, radiator, oak flooring and doors that lead to:

LIVING ROOM

13'7 x 11'1 (4.14m x 3.38m)

Benefiting from oak flooring, radiator, power points, TV point, fire with feature surround and Conservatory doors that lead to:

CONSERVATORY

9' x 7'10 (2.74m x 2.39m)

Benefiting from oak flooring, windows to the rear and side aspects, radiator, power points and a door to the side aspect accessing the rear garden.

KITCHEN/BREAKFAST

10'9 x 9'1 (3.28m x 2.77m)

There are base units with work surfaces, Belfast style sink with mixer tap, solid oak work surfaces, plumbing for dishwasher, radiator, power points, travertine marble flooring and window to the rear aspect and a door to the side aspect accessing the side of the Bungalow.

PRIMARY BEDROOM

10'11 x 10'1 (3.33m x 3.07m)

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes and storage.

BEDROOM

8'11 x 8'11 (2.72m x 2.72m)

Having a window to the front aspect, oak flooring, radiator and power points.

SHOWER ROOM

6'8 x 5'11 (2.03m x 1.80m)

Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator, Complimentary tiling and a Window to the side aspect.





REAR GARDEN

A cottage, garden with well stocked evergreen borders all enjoying an array of flowers, roses, shrubs and plants;. There is an area to the rear of the garden with borders and natural pond also.

PARKING

From the front there is off road parking that leads to double gates that further leads to:

GARAGE

With an up and over door.

MARKFIELD VILLAGE

The village benefits greatly from being surrounded by easily accessible countryside. There are a variety of public footpaths radiating out from the village - including the "Leicestershire Round", which passes along Main Street. To the north-western side of the village lies the Hill Hole Nature Reserve. Markfield has Chinese and Indian takeaways, a fish and chip shop, a newsagent, Just Naturally Healthy - an

independent shop selling organic produce, a Co-Operative Supermarket (which is being extensively altered and made bigger) a financial advisory office and a GP surgery,

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of

this property but they should be treated as approximate and for general guidance only.

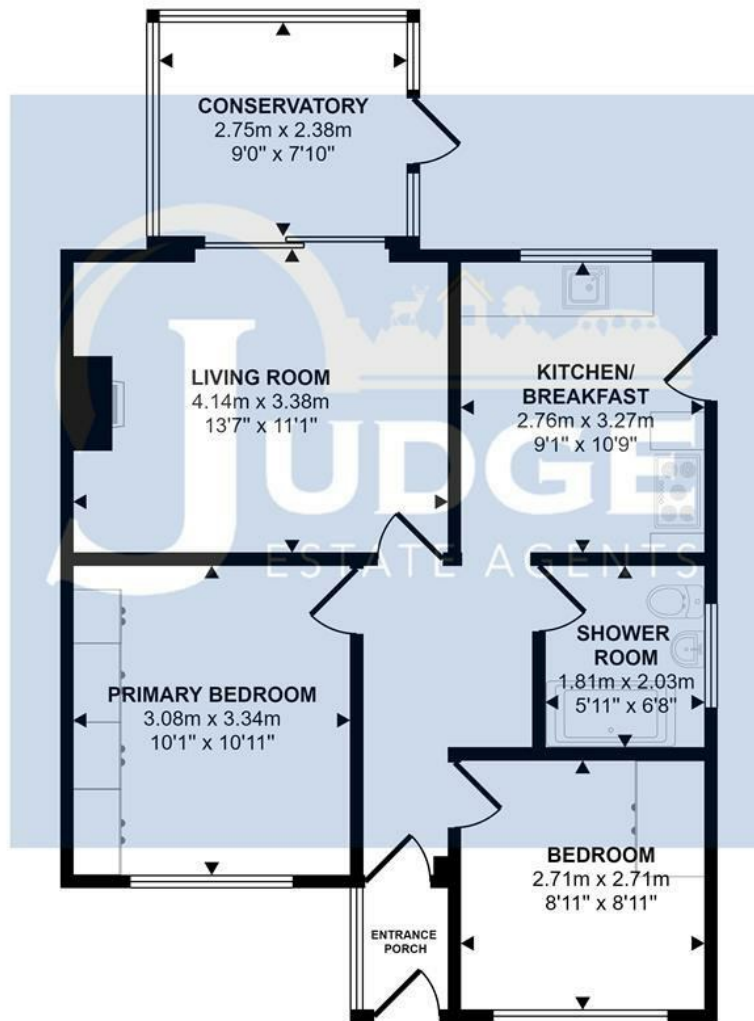
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we



Approx Gross Internal Area
61 sq m / 653 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

